

STAFF ANALYSIS

PROJECT NUMBER

03-156-(5)

CASE NUMBER

Conditional Use Permit Case No. 03-156-(5)

OVERVIEW OF PROPOSED PROJECT

The applicant is requesting authorization for the continued operation of a mobilehome park on a 40-acre site in the A-2-2 zone. The mobilehome park consists of 113 spaces, a manager's office and a recreation facility with a pool and laundry room.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located at the west side of Hasley Canyon Road (30000 Hasley Canyon Road), between Romero Canyon Road and Sloan Canyon Road in the Newhall Zoned District. The applicant's site plan depicts access to the proposed development being provided from the east via Hasley Canyon Road. The mobilehome park is served by a driveway system linking Hasley Canyon Road to the east. Hasley Canyon Road along the subject property has a right-of-way of approximately 40 feet in width.

Physical Features

The subject property is a 40-acre irregular shaped parcel with level to hilly terrain. The property is currently developed as a mobilehome park. The pad spaces are located within a plateau along the eastern half of the property. The remainder of the site is comprised of disturbed grass land and natural hillside.

ENTITLEMENT REQUESTED

The applicant is requesting a Conditional Use Permit to authorize the continued use, operation and maintenance of an existing mobilehome park in the A-2-2 zone. Pursuant to Section 22.24.150 of the Los Angeles County Code, a mobilehome park in the A-2 zone is subject to a conditional use permit as provided in Part 6 of Chapter 22.52. The California Department of Housing and Community requires the operator or owner of a mobilehome park first obtain a conditional use permit from the local planning agency prior to the construction or operation of the facility.

EXISTING ZONING

Subject Property

Zoning on the subject property is A-2-2 (Heavy Agricultural-2 acres required area). The current A-2-2 zoning on the subject property became effective on the subject property on July 5, 1957 following the adoption of Ordinance No. 7168, which established the Newhall Zoned District.

Surrounding Properties

Surrounding zoning consists of A-2-2 to the north, south, east and west

EXISTING LAND USES

Subject Property

The subject property is improved with a mobilehome park.

Surrounding land uses consist of:

North: Vacant properties and single-family residences.

South: Vacant properties.

East: Vacant properties and single-family residences.

West: Vacant properties and single-family residences.

PREVIOUS CASES/ZONING HISTORY

There are two previous cases noted on the subject property, Zone Exception Case Nos. 5313 and 8293.

Zone Exception Case No. 5313: The request was approved by the Regional Planning Commission on September 1, 1959 for a mobilehome park with 60 spaces.

Zone Exception Case No. 8293: The request was approved by the Regional Planning Commission on October 31, 1967 to expand an existing mobilehome park from 60 spaces to 167 (Expired October 31, 1992).

LOCAL GENERAL PLAN

The subject property is located within "W" Floodways/Floodplains, "N1" Non-Urban 1 and "HM" Hillside Management land use classifications of the Santa Clarita Valley Area Plan (SCVAP). Most of the level terrain of the property is within the Floodways/Floodplains and Non-Urban 1 designations (the easterly portion of the site along Hasley Canyon Road). The westerly portion of the property consisting of natural hillside is within the Hillside Management land use classification.

The areas designated as Floodways/Floodplains classification in the SCVAP consist of areas designated as "Floodplain Management Areas" as identified by the Department of Public Works or the U.S. Army of Engineers. Areas with the Hillside Management designation are those areas classified as "Non-Urban" on Land Use Policy Map of the Countywide Land Use Element where the slope typically exceeds 25%. Areas designated as Non-Urban 1 typically consist of lands not currently planned for urban use or scheduled to receive an urban level of service.

The SCVAP permits a maximum density of 0.5 dwelling unit per acre for the Non-Urban 1 land use category. The 40-acre subject property is currently improved with 113 dwelling units. The mobilehome park's project density of 2.8 dwelling units per acre exceeds the allowable density. However, given the generalized nature and scale of the mapping for the SCVAP, there are a variety of existing uses and developments fulfilling an important social or economic need, which may not be explicitly depicted on the Land Use Policy Map. Such uses can include existing residential developments such as a mobilehome park. In this case, the project site was developed in 1960s, prior to the

adoption of the SCVAP in 1984. The project site was already approved and developed with a density higher than allowable by its land use classifications, making it existing non-conforming. It is the express intent of the SCVAP that these legally established uses and developments may be allowed to operate throughout the time-frame covered by the plan if they are found to be operated in full compliance with applicable codes and ordinances (Page 43).

The following goals and policies of the SCVAP encourage development of mobilehome parks:

“Policy No. 3.1: Encourage the development of manufactured housing and mobilehome parks as a means of augmenting the availability of affordable housing.”

“Policy No. 3.3: Encourage mobilehome parks to locate in residential areas, where zoning permits, and specifically exclude them from industrial areas.”

SITE PLAN

General Description

The applicant's site plan depicts the 40-acre irregular shaped subject property is developed as a mobilehome park with 113 mobilehome spaces, a manager's office and a recreation facility with a pool and laundry room; 226 resident and 47 guest parking spaces are shown on the site plan. Due to the topography of the area the mobilehomes are clustered within a plateau surrounded by hillsides to the west. There are six existing oak trees located throughout the easterly portion of the project site. There will be no new encroachment within the protected zone of the trees. A driveway system linking Hasley Canyon Road to the east is providing access to the mobilehome park.

Compliance with Applicable Zoning Standards

The existing mobilehome park is located on the eastern half of the 40-acre parcel, which is zoned A-2-2. A mobilehome park is define as “any area or tract of land where two or more sites are rented or leased, or held out for rent or lease, to accommodate mobilehomes, as defined in this Title 22, and/or factory-built houses as defined in the Health and Safety Code of the state, which bear an insignia of approval pursuant to the Health and Safety Code of the state, used for human habitation.” A conditional use permit, if granted, would permit the development of a mobilehome park in the A-2-2 zone.

Pursuant to Section 22.52.500 of the County Code, the mobilehome park must comply with the following development standards:

A. Density

1. The total number of dwelling units within a mobilehome park shall not exceed the number of dwelling units per net acre specified in the zone or in the adopted General Plan, whichever is less.

2. In those zones or General Plan categories where residential densities have not been established the density shall be established by the Planning Commission.
 3. Density bonuses shall apply to mobilehome parks.
The Regional Planning Commission approved Zone Exception Case No. 8293 to authorize the expansion of the mobilehome park from 60 spaces to 167 spaces and the applicant currently maintains 113 spaces. The applicant is not proposing to expand the existing faculty.
- B. Single-family and Two-family Mobilehomes. Mobilehomes shall contain not more than one dwelling unit per mobilehome site, except that two-family dwelling units may be allowed in mobilehome parks if located in zones other than R-1 and R-A.
The mobilehome sites the applicant is proposing are for single-family mobilehomes.
- C. Access and Circulation
1. Driveways within mobilehome parks shall be designed to conform to the minimum widths specified in Section 21.24.200.
 2. Access
 - a. No site within the mobilehome park shall have direct vehicular access to a public street bordering the development.
 - b. At least two access points to a public street or highway shall be provided which can be used by emergency vehicles.
The existing driveway system providing access to the facility is approximately 23'to 26' in width. Pursuant to Section 21.24.200, driveways within a mobilehome park shall have minimum width of 30 feet. Also, the conditions of approval for ZEC No. 8293 require that all driveways within the mobilehome park be a minimum of 25 feet in width. The applicant's site plan is not in compliance with the current access requirement for driveway width for a mobilehome park. The Commission can modify the required driveway width as the facility is an established legal use. The applicant is requesting that the Commission consider modification. Currently, there are two entrance driveways to the mobilehome park.
- D. Vehicular Parking. Automobile parking shall be provided as Specified in Part 11 of Chapter 22.52.500 and Section 22.52.1150 of the County Code. The parking requirement for mobilehome parks is two standard automobile parking spaces for each mobilehome site, which may be developed in tandem. In addition, guest parking spaces shall be provided at the ratio of one parking space for each four mobilehome sites. Required parking spaces may be covered or uncovered.
The applicant's site plan indicates there are 226 resident parking spaces, photographs submitted by the applicant do show some spaces have been provided adjacent to the existing mobilehomes; the size of the existing spaces are large enough to accommodate both the mobilehome and the

required parking spaces. The 113 space mobilehome park would require 29 guest parking spaces. The applicant's site plan shows 47 guest parking spaces dispersed throughout the mobilehome park.

- E. Screening. Public street frontages of a new mobilehome park shall be screened to a height of not less than five feet and not more than eight feet with either a wall, a decorative fence, an opaque hedge of shrubs or trees, or a landscaped berm. Such screening shall be tapered to less than five feet where needed to provide unobstructed visibility for motorists.

A portion of the existing mobilehome park is screened from the public road due to the natural topography of the site, as the park is located on a plateau above Hasley Canyon Road. The required wall or fence will adequately screen the mobilehome from public view. The applicant indicated that an existing fence traverse the subject property along Hasley Canyon Road. The applicant will be required to provide a wall or fence along Hasley Canyon Road as a condition of approval

- F. Signs. Each mobilehome park, including mobilehome parks located in commercial zones, may display only the following signs:

- a. One wall-mounted sign not exceeding 20 square feet in sign area, or not more than one freestanding sign not exceeding 20 square feet in sign area or 40 square feet in total sign area, for the purpose of mobilehome park identification may be located at each principal entrance; and
- b. One freestanding sign, not exceeding six square feet in sign area or 12 square feet in total sign area advertising the property for sale, lease, or rent, or indicating vacancy status, may be located at each principal entrance; and
- c. Temporary subdivision sales, entry and special feature signs shall be allowed as specified in Section 22.52.980; and
- d. A directional or informational sign indicating the location of each residence by number shall be located at each principal entrance and at other appropriate locations for use by emergency vehicles, as well as the convenience of guests.

The applicant's site plan depicts a 32-square foot address sign on the main entrance and two small parking restriction signs secondary entrance of the project site. The applicant's site plan is in compliance with the sign requirements for a mobilehome park.

- G. Local Park Space Obligations. Local park space, which may be private, shall be provided to serve the mobilehome park, or a fee shall be paid in lieu thereof, as required for subdivisions by Title 21 of this code.

The applicant is exempt from providing local park space since it is an existing use and the applicant is not proposing to expand or intensified the use.

- H. Design Principles. Design principles, access, walkways and bikeways.
The applicant's site plan conforms to the design principles of access driveways, vehicular access points, and walkways as applicable to this proposal since it is an existing use and the site plan is in substantial conformance with the approved Exhibit "A" for Zone Exception No. 5293 which authorized the expansion of the mobilehome park. The applicant is providing two means of access from this facility to Hasley Canyon Road and the existing driveway system has been serving the mobilehome parking since 1967 and the applicant is not proposing to expand the facility. Widening of the existing driveway to the current standard of 30 feet in width may not be possible due to the location of the mobilehome spaces.
- I. Prohibitions
1. A recreational vehicle may not be occupied in a mobilehome park, except within an area designated as a travel trailer park developed in accordance with Section 22.52.540 of the County Code.
 2. A mobilehome shall not be used for any commercial purpose.
 3. A mobilehome shall not support a building.
 4. A mobilehome park shall have no conventionally constructed or stud-framed residences or apartment houses, other than one dwelling unit for the use of a caretaker or manager responsible for maintaining or operating the property.
 5. Vehicles shall not be parked within required driveways.
 6. There shall be no commercial uses, except those uses approved by the Planning Commission and which are necessary to facilitate the operation of the mobilehome park.
- According to the applicant, he is aware of the prohibitions on the mobilehome park and is in compliance with the restrictions. There is no record of any zoning violation on the subject property. The conditions of approval will ensure the enforcement of the above prohibitions.***
- J. Travel Trailer Park with a Mobilehome Park. Where a travel trailer park is located within a mobilehome park, it shall be a separate section of the mobilehome park. Such section shall be so designated and shall be developed pursuant to Section 22.52.540 of the County Code.
There is no travel trailer park included in this request.
- K. Other Regulations. Approval of a conditional use permit for a mobilehome park shall not relieve the applicant or his successors in interest from complying with all other applicable statutes, ordinances, rules and regulations, including Title 25 of the Sates Administrative Code and Part 2.1 of Division 13 of the Health and Safety Code of the State.

The applicant notes that he is aware of the State requirements for mobilehome parks. Condition of approval will requires that the applicant submit copies of the State reports.

- L. Renewals. When a mobilehome park, which is constituted only of spaces rented to mobilehomes, has not incurred excessive rent increases and is in substantial compliance with all of the conditions of approval, the permit, at the request of the property owner and upon investigation and verification by the Director, may be extended for additional periods of time; each extension shall not exceed five years. Excessive rent increases shall be determined by the Los Angeles County mediation panels, mandatory groups established to formulate non-binding resolutions to rental disputes.

The applicant is not requesting a renewal.

- M. Short-term Renewals for Periods of Conversion. When a mobilehome park, which has been constituted of only rental spaces is in substantial compliance with all conditions of approval and steps have been taken toward conversion to an ownership form of mobilehome park, the permit may be extended for additional periods of time in increments of one year at the request of the property owner and upon investigation and verification by the Director of Planning.

The applicant is not requesting a short-term renewal.

- N. Waiver of Time Limits. When a mobilehome park which has been constituted of only rental spaces has completed a conversion to 51 percent owner-occupancy, all time limits established by the original permit may be waived at the request of the property owner and upon investigation and verification by the Director.

The applicant is not requesting a waiver of time limits.

- O. Long-term Leases. All conditional use permits for new mobilehome parks shall require as a condition of approval that all rental agreements have, in bold print not less than one-half inch high, the following statements:

The applicant is not required to submit a sample copy of the rental agreement to the Department of Regional Planning since is an existing mobilehome park.

Proposed Operation: Additional Issues:

The agency responsible for issuing and enforcing the mobilehome park regulations and requirements is the State of California Department of Housing and Community Development (HCD). The HCD's regulations have specific requirements for lot identification, lighting and roadway width, plan and permit requirements and specific requirements for the installation of earthquake resistant bracing standards. Prior to the issuance of a mobilehome park operating license, HCD requires that the owner or operator of a mobilehome park to obtain the approval of a conditional use permit from the local planning agency.

The mobilehome park had been operating an on-site septic system. The Los Angeles County Department of Health Services has no record of violation on the subject property. The applicant is proposing to connect to an existing public sewer line located on Hasley Canyon Road. However, the applicant is requesting this improvement be phased to allow time to procure the necessary financing.

According to the applicant's burden of proof, the existing mobilehome park was legally established, but because of current plan designations it now exceeds the allowable density of the Non-Urban 1, Hillside Management and Floodways/Floodplain classifications. This request may be found consistent with the intent of the Santa Clarita Valley Area Plan as discussed earlier in this report.

BURDEN OF PROOF

Conditional Use Permit Burden of Proof

Pursuant to Los Angeles County Code Section 22.56.040 the applicant must meet the burden of proof requirements for Conditional Use Permits.

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 4. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 5. By other public or private service facilities as are required.

Applicant's Burden of Proof Responses

Applicant's responses attached (Attachment A).

ENVIRONMENTAL DOCUMENTATION

Since the mobilehome park is an existing use and the applicant is not proposing any expansion, the Department of Regional Planning has determined this project to be categorically exempt pursuant to Class 1 of the California Environmental Quality Act and Environmental Guidelines of Los Angeles County.

COUNTY DEPARTMENT COMMENTS

Staff has not received any comments from County Agencies at this time.

PUBLIC COMMENTS

The applicant has met with the Castaic Area Town Council to discuss the proposed development. The community group is endorsing the applicant's proposal and requested that the Commission consider imposing certain conditions to the development relating to fencing and sewage. The town council is requesting the Commission consider requiring a perimeter fence around the mobilehome park and that the onsite septic system must meet all county requirements. A copy of a letter dated July 26, 2003, from the Town Council is attached (**Attachment B**).

Correspondence dated October 23, 2003 has been received from a nearby resident (**Attachment C**). The correspondence is concern with the mobilehome park's septic system and the its impacts to adjacent residential development relating to safety and compatibility.

STAFF EVALUATION

All construction and operation for the mobilehome park were issued and enforce through Department of Housing and Community Development Division of Codes and Standards. Also, the approval of the sewer treatment method for the mobilehome park is under the jurisdiction of HCD. Sanitary sewer is available along Hasley Canyon Road and the applicant has indicated that he plans to provide public sewer connection to serve the mobilehome park. No enforcement record or code violation was found in County records. The facility has been operating in compliance with the conditions of approval for Zone Exception No. 8293 and applicable codes. The 113 space mobilehome park was approved under a Zone Exception and as such exceeds the allowable density in the A-2-2 zone. However, the mobilehome park is allowed to remain as a legal non-conforming use. The Commission can consider the approval of the conditional use permit since the applicant is not proposing any expansion and will not generate any new impacts.

If approved, staff recommends a ten (10) year term for the requested Conditional Use Permit. This is based on the need to reevaluate the compatibility of the project with the surrounding community and to ensure the facility is operating in substantial compliance during the term of approval.

FEES/DEPOSITS

If approved, the following will apply:

Zoning Enforcement:

1. Cost recovery deposit of \$1,500.00 to cover the costs of the ten (10) recommended annual zoning enforcement inspections. Additional funds would be required if violations are found on the property.

STAFF RECOMMENDATION

Approval

Prior to making a decision on this case, Staff recommends the Planning Commission consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.

If the Commission finds the applicant satisfies the conditional use permit burden of proof requirements for this request, than Staff recommends **Approval** of Conditional Use Permit No. 03-156-(5), subject to the attached draft conditions.

SUGGESTED MOTION

"I MOVE THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO APPROVE CONDITIONAL USE PERMIT CASE NO. 03-156-(5), AND INSTRUCT STAFF TO PREPARE THE FINAL ENVIRONMENTAL DOCUMENTATION AND FINDINGS AND CONDITIONS FOR APPROVAL."

Report prepared by: Samuel Dea, Principal Regional Planning Assistant
Reviewed by: Russell J. Fricano, Ph.D., AICP, Zoning Permits Section I

Attachments:

Copy of Thomas Brothers Map
Burden of Proof
Draft Conditions
Attachments
Photographs
Site Plan
Land Use Map

RJF:SD